

BELL AND CORNELIUS
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MORTGAGEE'S SALE OF VALUABLE IMPROVED REAL ESTATE LOCATED AT
55 - 57 East Patrick Street
Frederick, Maryland

By virtue of the power and authority contained in a certain Mortgage from Diversified Marketing, Inc., Profit Sharing Trust, to Union Home Loan Corp., dated August 21, 1975, and recorded among the Land Records of Frederick County, Maryland, in Liber 968 at Page 343, the undersigned John T. Bell, Attorney named in said Mortgage and therein given express authority and power to do so in the event of default, and default having occurred under the terms and conditions thereof, will offer for sale at public auction at the front door of the Court House, Frederick, Frederick County, Maryland, fronting on North Court Street, on Monday, April 12, 1976, at the hour of 2:00 P.M. O'Clock, all that property in said Mortgage described as follows:

All that real estate situate, lying and being on the North side of East Patrick Street, in Frederick, Maryland, and known as lot No. 55 on the Plat of Frederick City, and more particularly described as follows:

BEGINNING for that parcel hereby intended to be conveyed at the Northwest corner of the intersection of East Patrick Street and Middle Alley, said point also being the Southeast corner of Lot No. 55 on the Plat of Fredericktowne and running with the West side of Middle Alley and the existing building wall (1) North 06 degrees 08 minutes 30 seconds East 177.44 feet thence with the property of the Historical Society of Frederick conveyed by a deed recorded in Liber 627, folio 461, one of the Land Records of Frederick County, (2) North 85 degrees 30 minutes 00 seconds West 32.50 feet to the Northwest corner of the building; thence with the West wall of the building and the property of John R. Cheatham, as described in a deed recorded in Liber 442, folio 483, one of said Land Records, (3) South 05 degrees 30 minutes 00 seconds West 177.40 feet to the corner of the building; thence (4) South 85 degrees 30 minutes 00 seconds 30.51 feet to the point of beginning, containing 5,588 square feet of land, more or less, as shown on Rothenhoefer Engineers Plat Number 730-742.

BEING all and the same real estate described as Parcel Second in the deed from William M. Storm, Assignee, to Rudolph M. Rau, dated the 30th day of August, 1938, and recorded in Liber 414, folio 102, one of said Land Records, on August 30, 1938.

The said property which is being sold, as is, is improved by a three (3) story brick structure with commercial and warehouse facilities on the ground floor and residential apartments on the second and third floors. There is additional space on the second floor. The building has an unfinished basement. The building is heated by a gas hot water system, with window air-conditioning units. The property is presently zoned B-2: Central Business Zone and is serviced by public water and sewer with major utilities available.

TERMS OF SALE

A deposit of \$1,500 in cash or by cashiers check, or in any form acceptable to the undersigned, in his sole discretion, will be required by the purchaser at the time of and place of sale. The balance, in cash, with interest at twelve percent

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